



**MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION**  
**Comprehensive Water Supply and Sewerage Systems Plan Amendments**  
**Water/Sewer Service Area Category Correction: 17-PAX-01C**

January 20, 2017

**AUTHORITY:** Chapter 1, Section V.F.3.a. "Water and Sewer Map Corrections, Revisions, and Informational Updates", of the Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan authorizes the Director of the Department of Environmental Protection (DEP), or his designee, to amend the Plan's service area category maps in order to address documented service and mapping errors.

**BACKGROUND & JUSTIFICATION:** This category map correction concerns Parcel B (N703), Burtonsville Shopping Center, also identified as the Burtonsville Town Square. The project site is at the northwest quadrant of the intersection of Old Columbia Pike and Sandy Spring Road (MD Rte. 198).

In July 2005, DEP granted a water and sewer category change approval for W-1 and S-1 for WSCCR 05A-PAX-01, an existing commercial development site in Burtonsville that would become the Burtonsville Town Square project. At that time two different zones applied to the property, C-2 and RC. The administrative category change approval specifically excluded the areas of the site zoned RC. This included former Parcel P645, exclusively zoned RC. (See the map on page 3.)

This requirement was reinforced by the subdivision plat for the project (plat no. 23959, April 16, 2009) that specified public water and sewer service for only the C-2-zoned part of the site. The plat created a single, 26.25-acre property for the project site: Parcel B (N703), Burtonsville Shopping Center, split-zoned generally west and east as RC and C-2.

On July 15, 2014, the District Council adopted Council Resolution (CR) No. 17-1166 for District Map Amendment G-956, a comprehensive rezoning that implemented Zoning Text Amendment 13-04, the comprehensive revision to the County's Zoning Ordinance. This zoning map amendment rezoned the C-2-zoned part of the project site to CRT-1.5. In addition, CR 17-1166 rezoned the 0.71-acre piece at the northeast corner of the project site from RC to CRT-1.5, as recommended in the 2012 Burtonsville Crossroads Neighborhood Plan. The remainder of Parcel B retained the RC Zone (see pg. 3).

The zoning-based justification for service area categories W-6 and S-6 for this 0.71-acre part of Parcel B no longer exists. The zoning change to CRT-1.5 requires a correction from categories W-6 and S-6 to W-1 and S-1 consistent with the service area categories for the rest of the property similarly zoned as CRT-1.5.

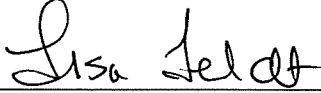
**DEP CORRECTION ACTION:** The water and sewer categories included in the Montgomery County Comprehensive Water Supply and Sewerage Systems Plan are hereby amended as follows:

**WSCCR 17-PAX-01C (DEP for Burtonsville Towne Square LLC)**

Property Information and Location	Service Area Categories
<ul style="list-style-type: none"><li>• 15600 Old Columbia Pk., Burtonsville</li><li>• West side of Old Columbia Pk. north and opposite of National Dr.</li><li>• Pt. of Parcel N703, Par B Burtonsville Shopping Center (acct. no. 03646404) – northeast corner</li><li>• SDAT map KS62, GIS/WSSC 221NE04)</li><li>• CRT-1.5 Zone; approx. 0.71 ac. of 26.25 ac. parcel</li><li>• Patuxent River Conservation Planning Area Burtonsville Crossroads Neighborhood Plan (2012)</li><li>• Lower Patuxent River Watershed (MDE Use I)</li><li>• Existing use: vacant</li><li>• Planned use: commercial - expansion of existing shopping center</li></ul>	Existing & Recommended
	W-6 <b>W-1</b> S-6 <b>S-1</b>
	<b>Correction Action</b> <b>Approve W-1 and S-1.</b> Policy justification: Chapter 1, Section V.F.3.a. "Water and Sewer Map Corrections, Revisions, and Informational Updates."

Now therefore be it resolved by the Montgomery County Department of Environmental Protection, that the amendment described above for inclusion in the County's Comprehensive Water Supply and Sewerage Systems Plan is approved. DEP will revise the water and sewer category maps database in the County's geographic information system (GIS), MC:MAPS, to include this amendment, and it will be shown as part of the next interim or triennial general map update.

Approved



1/20/2017  
Date

Lisa Feldt, Director  
Montgomery County Department of Environmental Protection

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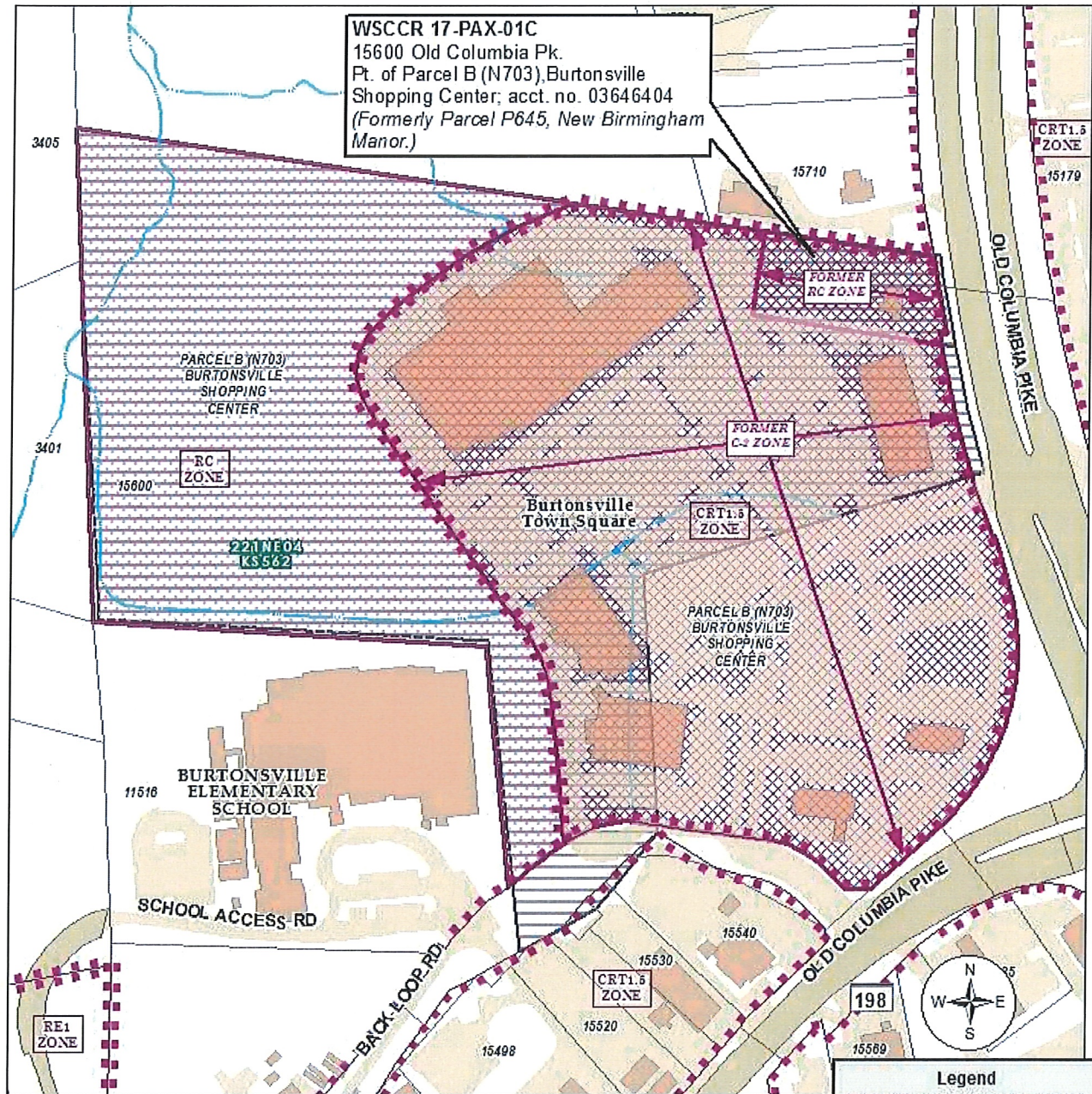
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Attachments: Location and Zoning Map  
Water and Sewer Service Area Category Change Maps

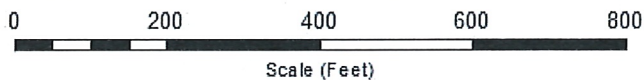
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**Burtonsville Town Square Project: Water/Sewer Category Map Correction 17-PAX-01C**  
**Location & Zoning Information: Comprehensive Water & Sewer Plan Map**



DEPARTMENT OF ENVIRONMENTAL PROTECTION  
 WATER & WASTE WATER POLICY GROUP  
 1/10/17

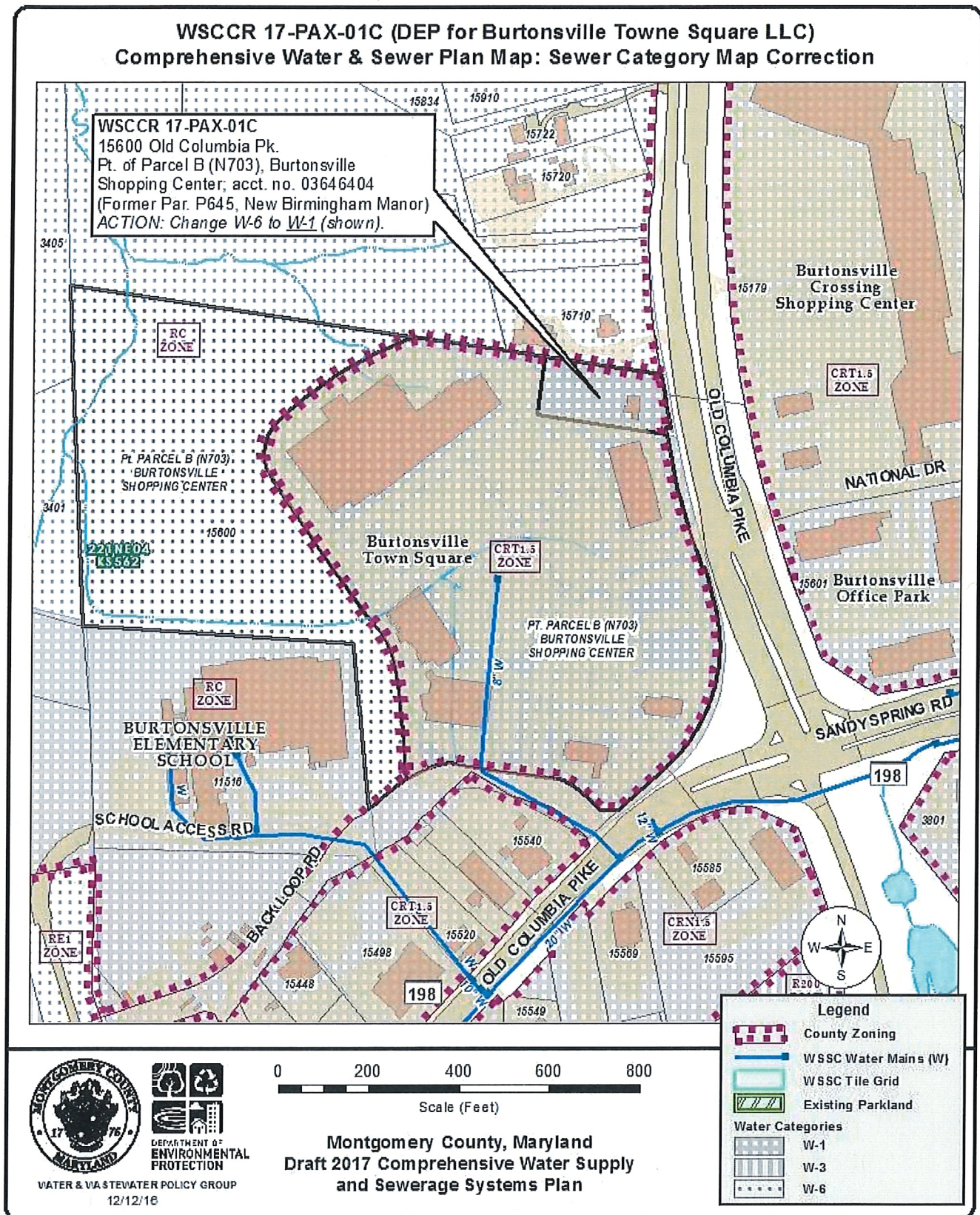


Montgomery County, Maryland  
 Draft 2017 Comprehensive Water Supply  
 and Sewerage Systems Plan

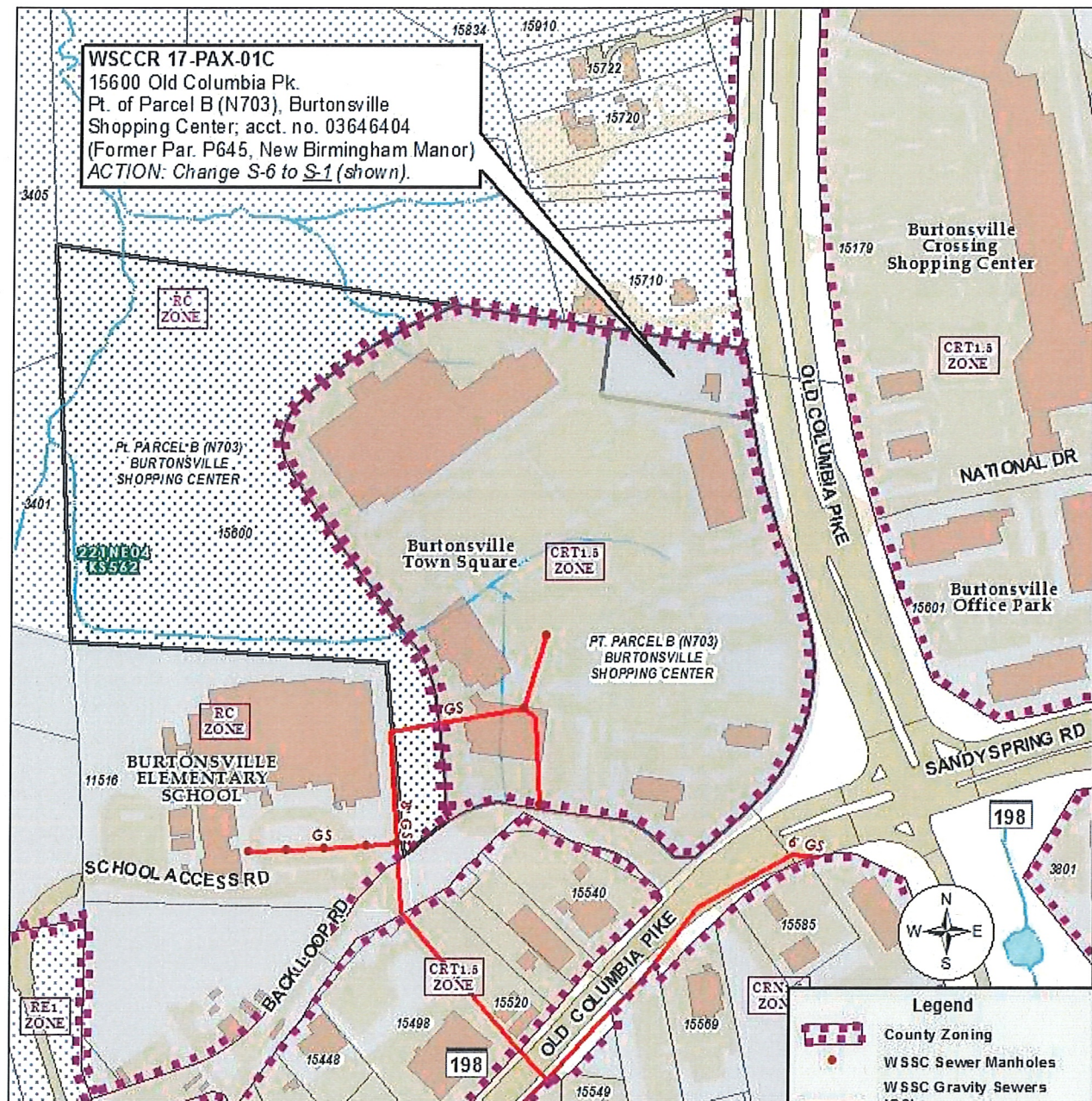
Legend	
Current Zoning: Parcel B (N703)	
CRT-1.5 Zone	[Cross-hatched pattern]
RC Zone	[Hatched pattern]
County Zoning	[Dotted pattern]
WSCCR 05A-PAX-01	[Thick purple dashed line]
WSSC Tile Grid	[Light blue grid]
Existing Parkland	[Green diagonal lines]

**DEP Director' Office • Water and Wastewater Policy Group**

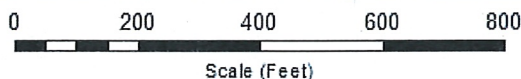
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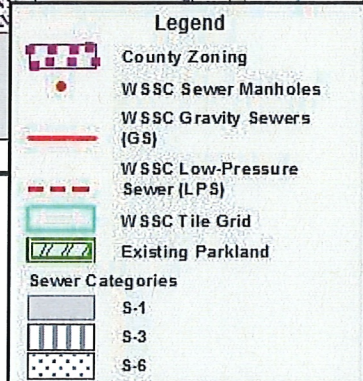
**WSSCR 17-PAX-01C (DEP for Burtonsville Towne Square LLC)  
 Comprehensive Water & Sewer Plan Map: Sewer Category Map Correction**



WATER & WASTEWATER POLICY GROUP  
 12/12/16



**Montgomery County, Maryland  
 Draft 2017 Comprehensive Water Supply  
 and Sewerage Systems Plan**



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